

**PRELIMINARY APPROVAL**

Conditions of Approval:

Development Review: *[Signature]* Date: 4/22/09

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN PLANNING DISTRICT

**NOTICE**

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: ADA COMPLIANT  
CONNECTION TO HC PARKING SPACE REQUIRED

BY: *[Signature]*  
DATE: 4/22/09

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOUISVILLE METRO

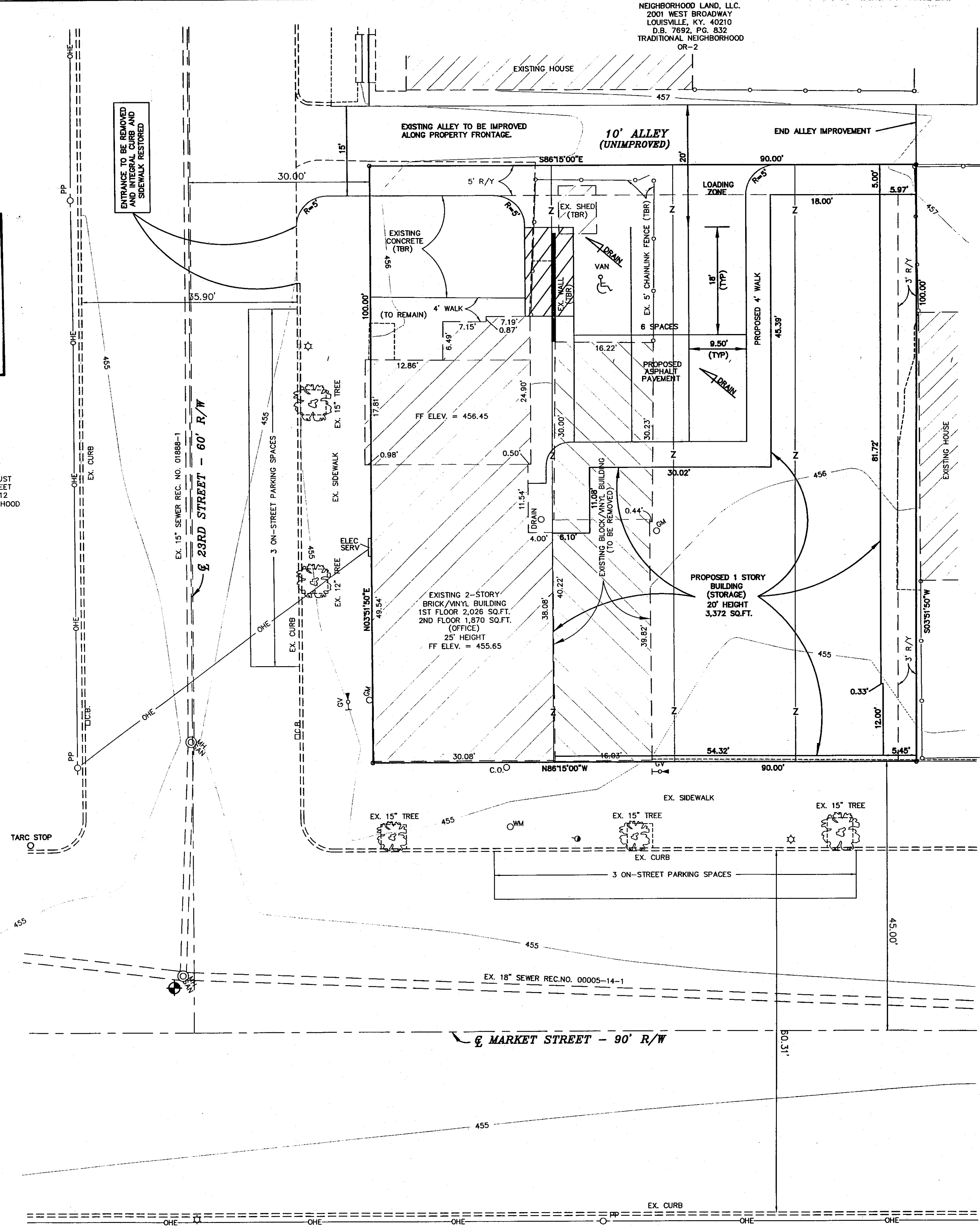
**APPROVED DISTRICT DEVELOPMENT PLAN**

DOCKET NO. 11836  
APPROVAL DATE: July 2, 2009  
EXPIRATION DATE: \_\_\_\_\_  
SIGNATURE OF PLANNING COMMISSION: *[Signature]*

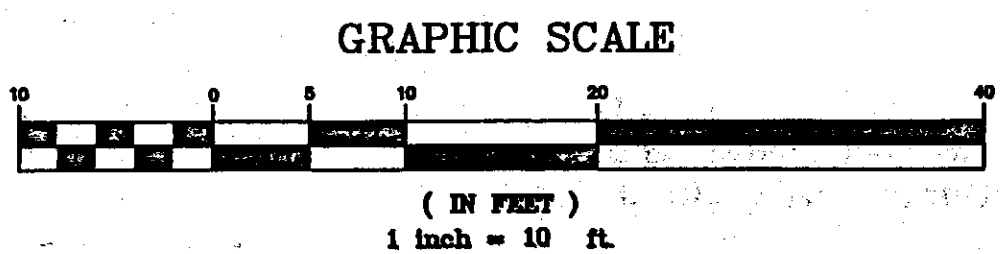
PLANNING COMMISSION

- LEGEND**
- M.H. = EXISTING SEWER LINE AND MANHOLE
  - EX. 8" SEWER
  - EXISTING WATER VALVE
  - EXISTING GUY WIRE
  - EXISTING GUY POLE
  - EXISTING CATCH BASIN
  - FIRE HYDRANT
  - WATER METER
  - SERVICE POLE
  - EXISTING LIGHT POLE
  - EXISTING POWER POLE
  - EXISTING CONTOUR LINE
  - EXISTING SPOT ELEVATION
  - EXISTING GAS LINE WITH PIPE SIZE
  - 8" G
  - EXISTING WATER LINE WITH PIPE SIZE
  - OHE
  - EXISTING OVERHEAD ELEC. WIRE
  - (TBR)
  - TO BE REMOVED
  - PROPOSED DRAINAGE

BENCHMARK: EXISTING SANITARY MANHOLE  
RIM ELEVATION = 455.65



ROMAN CATHOLIC BISHOP OF LOUISVILLE  
P.O. BOX 1073  
LOUISVILLE, KY. 40201-1073  
TRADITIONAL NEIGHBORHOOD C-1



**TREE CANOPY CLASS "B"**

SITE AREA = 9,017 SQ. FT.  
NEW TREE CANOPY COVERAGE REQUIRED 15% = 1,353 SQ. FT.  
FLOOR AREA RATIO = 0.81  
THIS SITE QUALIFIES FOR A 66% TREE CANOPY REDUCTION PER LDC 10.1.48  
1,353(.66) = 893 SQ. FT.  
1,353 - 893 = 460 SQ. FT.  
NEW TREE CANOPY COVERAGE REQUIRED AFTER REDUCTION = 460 SQ. FT.  
1 (1" - 1 3/4") TYPE "A" TREE PROVIDED = 600 SQ. FT.



**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and waterlines). WHEN CONTACTING THE UTILITIES (i.e. CALL CENTER), PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.

**SAFETY NOTE**

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

EXISTING IMPERVIOUS	PROPOSED INCREASE	TOTAL IMPERVIOUS
4,180 SQ.FT.	3,929 SQ.FT.	8,109 SQ.FT.

RECAPITULATION			
1. ZONING	C-1 & OR-2		
2. PROPOSED ZONING	C-1		
3. FORM DISTRICT	TRADITIONAL NEIGHBORHOOD		
4. EXISTING USE	VACANT		
5. PROPOSED USE	DONATION CENTER		
6. AREA	0.207 ACRES (9,016.92 SQ. FT.)		
7. EXISTING BUILDING	OFFICE-1ST FLOOR 2,026 SQ.FT. (TO REMAIN) OFFICE-2ND FLOOR 1,870 SQ.FT.		
	PROPOSED BUILDING (STORAGE SPACE) 3,372 SQ.FT.		
	7,268 SQ.FT. (TOTAL)		
8. F.A.R.	0.81		
9. PARKING	MIN.	MAX.	MIN. MAX.
A. REQUIRED (OFFICE)	1/350	1/200	11 20
(STORAGE)	3 EMPLOYEES	2 2	
	TOTAL		13 22
10% TARC CREDIT (NET)			12 20
B. PROVIDED	6 SPACES ON-SITE		
	8 SPACES ON-STREET		
	TOTAL 12		
10. V.U.A.	1,883 SQ.FT.		

- NOTES**
- SANITARY SEWER SERVICE AVAILABLE BY EXISTING CONNECTION.
  - SANITARY SEWER TO BE TREATED AT MORRIS FARM WWT.
  - SITE IS SUBJECT TO PLAN REVIEW FEES.
  - TWO BIKE PARKING SPACES REQUIRED BY LDC WILL BE PROVIDED INDOORS.
  - CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
  - SITE IS SUBJECT TO PORTLAND NEIGHBORHOOD PLAN.
  - THE EXISTING COBBLESTONES SHALL BE REMOVED FROM THE ALLEY AND STOCKPILED ON SITE FOR PUBLIC WORKS TO PICK UP.
  - A NO-IDLING SIGN SHALL BE POSTED AT ALL LOADING/UNLOADING AREAS.

**OWNER**

THE ROMAN CATHOLIC BISHOP OF LOUISVILLE  
A CORPORATION SOLE  
P.O. BOX 1073  
LOUISVILLE, KY. 40201-1073  
D.B. 9138, PG. 996  
D.B. 4729, PG. 161  
D.B. 4822, PG. 65  
TAX BLOCK 3L, LOTS 15,16,17 & 18

**REVISIONS:**

1/13/09
1/23/09
4/10/09
4/15/09

DRWN BY: *DLL/KAL*

CHKD BY: *JLG*

DRAWING NAME: 2008-46.DWG

FIELD BOOK: ##

**EVANS/GRIFFIN, INC.**  
Engineer & Land Surveyor  
4010 Dupont Circle  
SUITE 478  
Louisville, Kentucky 40207  
(502) 899-9611 Fax: (502) 899-9612

**SISTER VISITOR DONATION CENTER**  
2229, 2231, 2233, & 2235 WEST MARKET STREET  
LOUISVILLE, KENTUCKY 40212

**DETAILED DISTRICT DEVELOPMENT PLAN**

DATE: 9/11/08  
PROJECT NO.: 2008-46  
Sheet 1 of 1

CASE NO. 11836

RECEIVED  
APR 17 2009  
PLANNING & DESIGN SERVICES